



"Making a Difference"

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

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MEETING DATE JANUARY 27, 2005		CONTACT/PHONE LEONARD F. MANSELL (805) 781-5199		APPLICANT A. ANKERSTROM & L. GORANSON & L. PETERMAN		FILE NO. SUB2003-00329	
DETERMINATION DATE N/A							
SUBJECT Determination of conformity with the General Plan for the abandonment of a portion of Willow Drive. The project is located in the LOS OSOS area of the ESTERO planning area.							
RECOMMENDED ACTION The proposed vacation of a portion of Willow Drive is in conformity with the County General Plan							
ENVIRONMENTAL DETERMINATION Not required for conformity reports							
LAND USE CATEGORY RESIDENTIAL SUBURBAN		COMBINING DESIGNATION N/A		ASSESSOR PARCEL NUMBER 074-311-010 074-311-011 074-312-002		SUPERVISOR DISTRICT(S) 2	
PLANNING AREA STANDARDS: There are not any area standards that apply to this action.							
EXISTING USES: RESIDENTIAL							
SURROUNDING LAND USE CATEGORIES AND USES: North: RESIDENTIAL SUBURBAN East: RESIDENTIAL SUBURBAN South: RESIDENTIAL SINGLE FAMILY West: RESIDENTIAL SINGLE FAMILY							
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:							
TOPOGRAPHY: Gently Sloping				VEGETATION: Domestic Landscape			
PROPOSED SERVICES: Water supply: Well Sewage Disposal: Septic Fire Protection: South Bay Fire/CDF				ACCEPTANCE DATE: June 23, 2004			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242							

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PROJECT DESCRIPTION

This action is being taken to vacate a duplicate portion of Willow Drive that was shown on the original subdivision map but was never improved. Researching the origin of this right-of-way did not reveal the reason for the parallel easements. Potentially, a future thoroughfare was to be configured as two one way streets. However, adjoining subdivisions have continued only one of the easements through dedication leaving this approximate 600 ft long right-of-way as a paper road that appears on County Maps but is not improved or used. There are not any plans for this right-of-way to be improved by Public Works or used by Parks and Recreation for any trails

With real estate, ownership of property goes to the center of the right-of-way. Whatever the width of the right-of-way is dedicated to the local jurisdiction. When the Government vacates a dedication of right-of-way, one-half of the right-of-way that is dedicated to the Public Agency is deeded back to the adjacent property owner. In this case, the property owners on both sides of this right-of-way have requested this vacation.

GENERAL PLAN CONFORMITY

When the disposal of real property, in the form of public right-of-way or private easement, within the unincorporated area, the proposal must be evaluated for consistency with the county General Plan before the action is authorized. Pursuant to Government Code section 65100, the Planning Department is authorized to prepare and issue conformity reports that are required by Government Code section 65402. This conformity report is being prepared because this project requires a determination of conformity with the county general plan.

The determination of conformity is to be based on the County General Plan including the text, standards, programs, and maps contained therein. Factors that are listed in the Framework for Planning, Part I of the Land Use Element that may be considered in determining conformity include, but are not limited to the following:

1. The proposed project bears a reasonable relationship to pertinent policies and mapped locations of the most applicable General Plan elements, specific plan or facility master plan.
2. The project is consistent with the goals, objectives and policies of the Land Use Element, and any other applicable General Plan Element.

The vacation of this right-of-way/easement meets the factors as set forth in the Land Use Element as enumerated above.

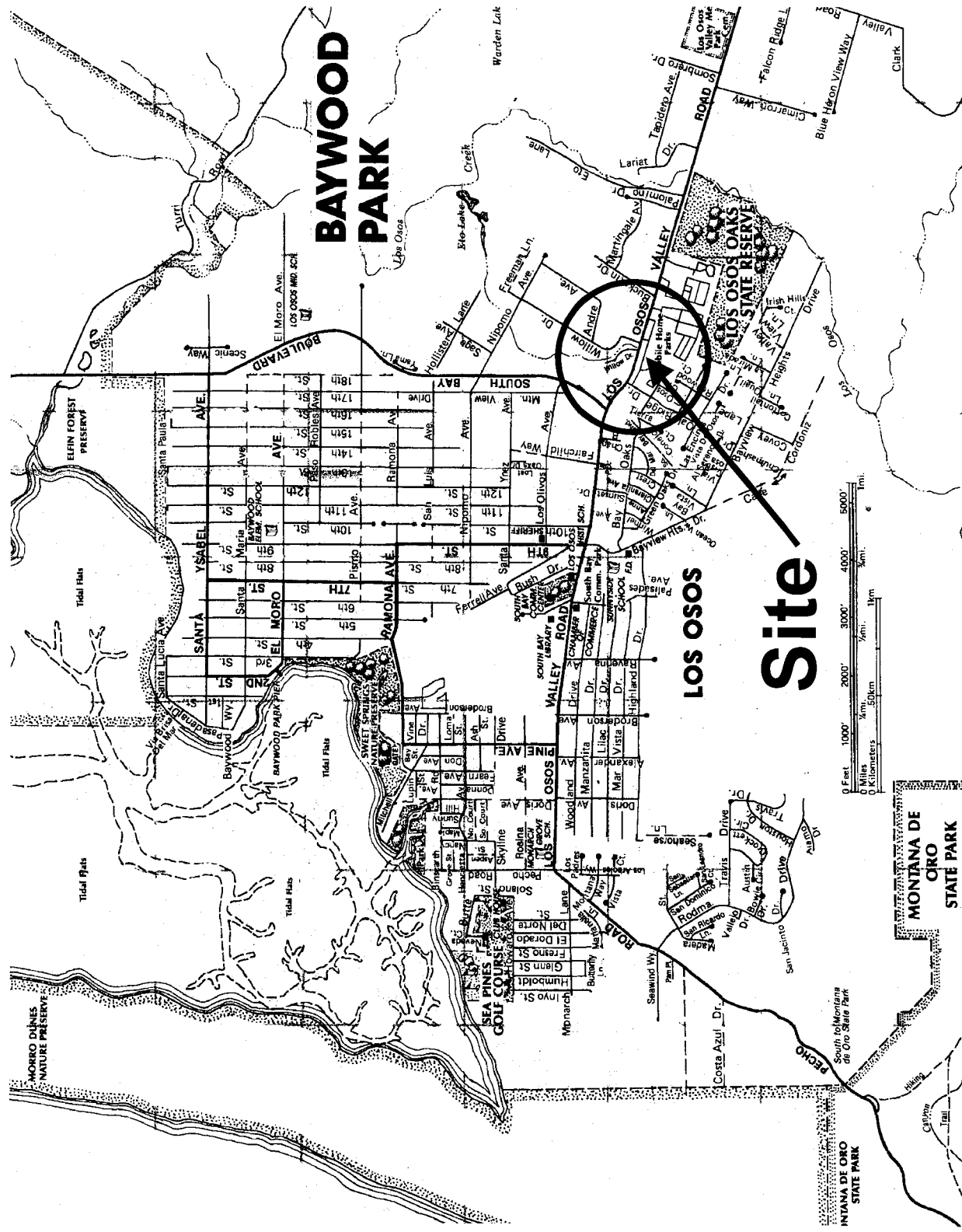
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DETERMINATION AND FINDINGS

The proposed vacation (as shown in the Exhibit) is in conformity with the county General Plan based on the following findings:

- A. The proposed vacation is in conformance with the Land Use Element because this right-of-way providing ingress/egress is not needed for circulation.
- B. The proposed vacation does not conflict with other elements of the County General Plan. The use of the site for **RESIDENTIAL USES** is consistent with the County General Plan and any applicable Specific Plans.

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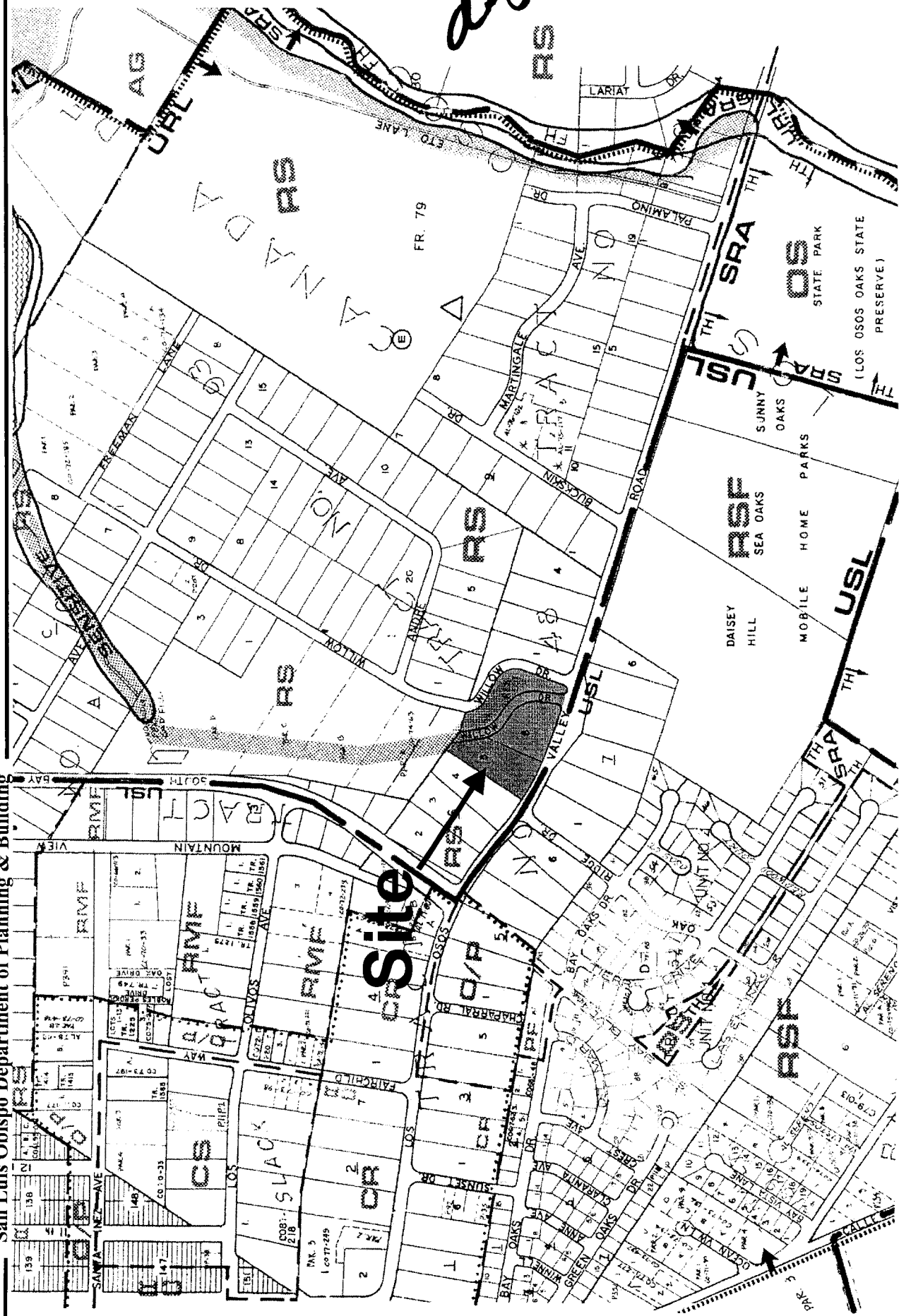
Project

Road Abandonment Request
Ankerstrom/ SUB2003-00329



Exhibit

Vicinity Map



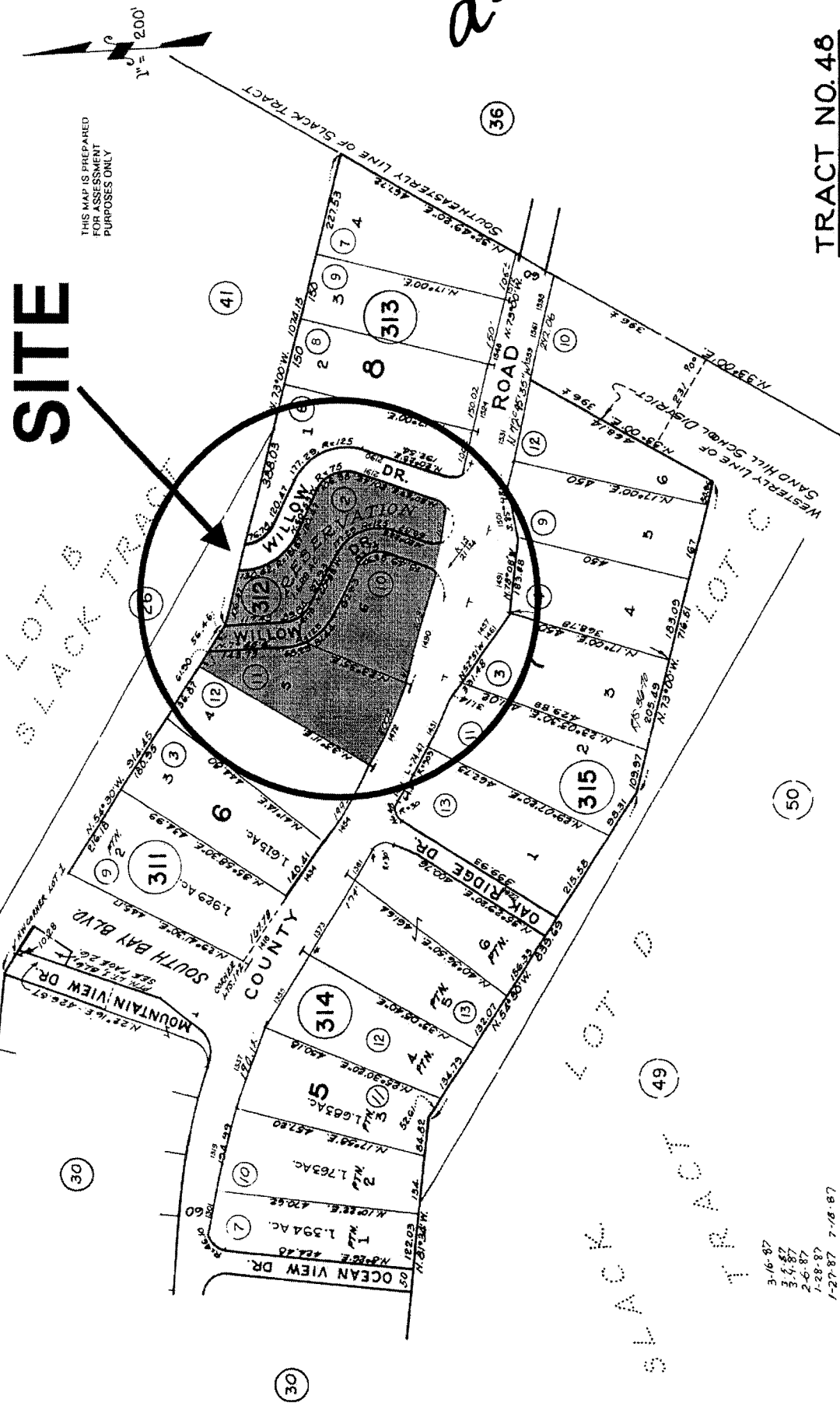
Project

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Exhibit

Land Use Category Map



TRACT NO.48
- VISTA DEL MORRO -
SAN LUIS OBISPO COUNTY
CALIFORNIA

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Exhibit

Assessors Parcel Map



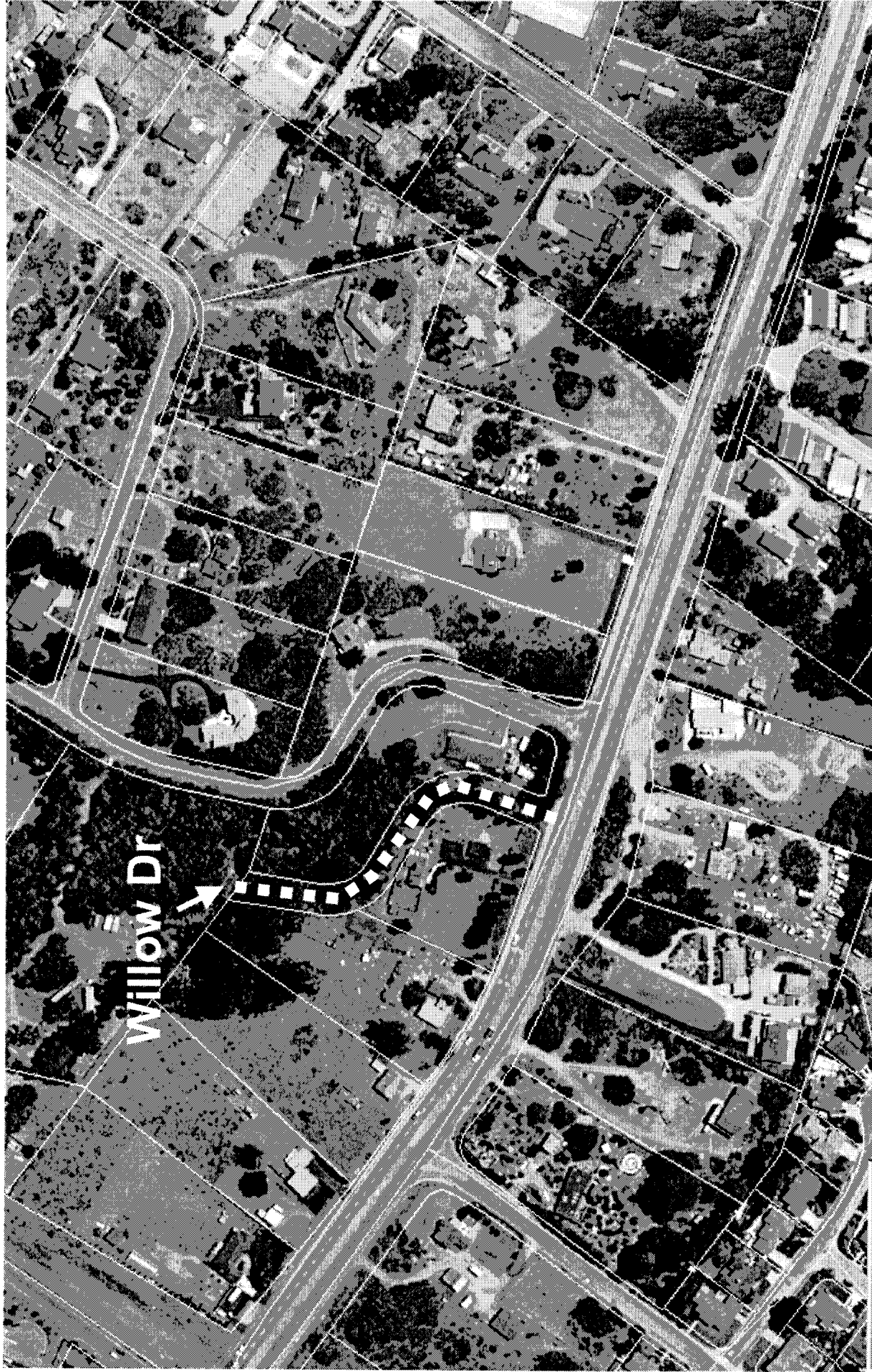


Exhibit
Aerial View

Project
Road Abandonment Request
Ankerstrom/ SUB2003-00329